

THESE MINUTES MAY BE APPROVED AND/OR AMENDED AT THE FOLLOWING MEETING

**Town of Richmond
Planning Board Public Hearing
July 3, 2018 7:30 PM Veterans Hall**

Members Present:

Richard Drew (Chairman)
Lloyd Condon, (Vice Chairman)
Norma Thibodeau
Butch Morin (Alt.)

Members Absent:

Jason Macdonald
Stacie Maillet
Seth Reece (Secretary)

Public: Pam Bause, Chris Bause, Robert Hitchcock SVE Engineer, Artie Lang, Keith Marinoff and Bill Parkman
Chairman Cheshire County YMCA Board of Directors.

Meeting called to order @ 7:03 PM.

Butch Morin seated for Stacie Maillet.

1. Public:

No one from the Public.

2. Mail:

No Mail.

3. Camp Takodah Site Plan Review:

Public Hearing open @ 7:07 PM. Robert Hitchcock from SVE Associates was on hand to present the Camp Takodah Site Plan Review. The Planning Board didn't have a notarized letter of consent from Arty Lang for Robert Hitchcock to present the plan, the Public Hearing was tabled.

4. Map 407-76-2:

Research was completed by Chairman Drew but Timothy Dirth did not make it to the meeting. The information was tabled and will be filed.

5. Lot line adjustment questions Map 408 Lot 101 and 102:

Map 408 Lots 101 and 102 was tabled, the land owner had not gotten enough information together to represent questions in reference to a Lot Line Adjustment.

6. Minutes June 5, 2018:

Motion made by Lloyd Condon to accept the minutes as presented. Seconded by Butch Morin. Three in favor. One abstention. Motion Carries.

Notes June 19, 2018:

June 19, 2018 meeting there was not a quorum, no votes were taken and no decisions made. Notes were only reviewed by the Planning Board no changes discussed.

7. Heavy Construction:

The suggested changes were made to Richmond's Blasting and Heavy Construction Regulations according to the recommendations from Lisa Murphy Southwest Region Planning Commission.

Questions on page 12 of SWRPC adding 4.7 was clarified and done correctly.

Question on page 15 of the SWRPC recommendations, it was the overall consensus of the Planning Board to leave the suggested changes out.

Question on page 16 of the SWRPC recommendations it was the overall consensus of the Planning Board to leave the suggested changes out.

Camp Takodah Site Plan Review:

At this time Camp Takodah's Director Arty Lang arrived and the Camp Takodah Site Plan Review was brought back onto the table @ 7:30 PM.

Rob Hitchcock presented the revised Site Plan to the Planning Board and interested neighbors. The additions to the site plan were: signature box for the Planning Board, Engineer signature and stamp and adding the water courses to the plan.

Waivers included:

6. Location map: The project was for Camp Takodah and a location map wasn't necessary.

Motion made by Chairman Drew to accept the waiver for Location map. Seconded by Vice Condon. All in favor. None opposed. Motion carries.

10. Stamped and signed by a licensed NH Land Surveyor: The Planning Board accepted that the stamp and signature of Robert Hitchcock, Engineer was adequate.

Motion made by Vice Condon to accept the waiver for a NH Land Surveyor. Seconded by Norma Thibodeau. All in favor. None opposed. Motion carries.

11. Written description: Since this plan involved an update not previously involving the town and upholding a buffer that was previously involving a plan the need for a written description was not necessary.

Motion made by Vice Condon to accept the waiver for the Written Description. Seconded by Norma Thibodeau. All in favor. None opposed. Motion carries.

Water flow from the Basketball Court will flow to the surrounding wetlands and onto the back of the Map 201 Lot 19. Through a calculations program used by Robert Hitchcock it was determined that the water level in the pond might rise by 1/10th of an inch. Not a significant amount to create any damage.

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The original site plan for Village A and B accepted in 2015 was accepted with the condition that screening would be planted. It specified that arborvitaes would be planted allowing for 10' screening in 10 yrs. The Villages are being constructed but the screening wasn't planted. When Camp Takodah decided to enlarge and pave the basketball court they used property originally set aside for the original screening.

The new plan with the enlarge basketball court has space for 30 arborvitaes to be planted. The board mentioned that the Northeast side of the court showed very few plantings and that is a section the board would like to see thicker planting to help with the screening. There were to properties that were of concern that lacked plantings. It was agreed that when planting some of the 30 trees would be moved from the thicker areas to create a more even growth pattern for the screening.

The Board asked what size the trees would be and they were assured that they would be at least 6-7 feet tall. There was concern for the safety of the campers and to wait until fall, the board denied that request and felt that steps could easily be taken to assure the safety of the campers with placement of a fence. This was a condition of the original site plan that was not done. Timeframe to have the trees in the ground was 2 weeks from July 3, 2018, a representative from the Planning Board will visit the site to assure the trees are in place as specified.

The condition of approval is that the screening be planted and checked by a Planning Board member before anything else was built on the property. Presently there are still 2 proposed bunk houses approved in 2015 and a stockade fence pending.

With no further question from the public the hearing was closed @ 7:40 PM.

Motion made by Chairman Drew to conditionally approve the site plan with the conditions that evergreens are to be Arborvitaes (30) thirty. Density of the Northwest basketball court would increase and timeframe of two weeks from July 3, 2018 or with reasonable progress. Seconded by Butch Morin. All in favor. None opposed. Motion carries.

8. Site Plan Review as built ?:

The Planning Board would like to institute an "As-Built" regulation in both the Site Plan Review and Excavation Regulations. The "As-Built" that is listed in the Sub-division Regulations was copied and Chairman Drew will work on appropriate language to address the two regulations.

9. Other:

1. Additional Work on High Tension Lines:

Lindsey White from GZA GeoEnvironmental contacted the Planning Board asking what information was needed to move their project along. GZA will be installing the ground rings under the replacement poles currently being placed on the high tension line owned by Eversource. The complete information will be sent to Selectman's Office, Conservation Commission and the Planning Board.

Pending:

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Map 202 Lot 31 and 32:

Wording is still be put together through the Town Attorney.

With no other business before the Planning Board.

Motion made by Vice Condon. Seconded by Butch Morin. All in favor. None opposed. Motion carries.

Meeting adjourned @ 8:02 PM

Respectfully Submitted,

Kandace Mattson.